



**City of Santa Barbara**  
Airport Department

**DATE:** July 20, 2011  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Daniel R. Waller, dba Precision Motorcycle Services

---

**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with Daniel R. Waller, a sole proprietor, dba Precision Motorcycle Services for 2,281 square feet of industrial space in Building 225, Unit B, at 6150 Francis Botello Road, at the Santa Barbara Airport, effective August 1, 2011, for a monthly rental of \$2,678, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Mr. Waller has been a tenant in good standing at the Airport since March 1, 1979, leasing office and shop space for a motorcycle repair business. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.174 per square foot for Industrial space and is comparable to other buildings and land on the Airport for similar use and in similar condition. The current Industrial rate ranges from \$.95 to \$1.50. The new rental represents a 1.5% increase over the previous year's rental.

In addition, Mr. Waller will also pay monthly utility charges of \$65.50 for water, or the metered amount, whichever is greater, and \$35.25 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map